



ZONING CHANGE REQUEST APPLICATION

Fee \$350

Applicant: Marc DeGenaro Phone: 940-565-8215

Mailing Address: 725 S. Locust St. Denton, Texas 76201

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Owner's name if different: Wayne Peters

General Location of Property: 1000 block of N. FM 156, Ponder, Texas

Legal Description of Property: Lot 2, Block 2, Merrifield Est, First Section  
(Attach complete metes and bounds)

Current Zoning Designation: MF - MultiFamily

I hereby request that the Zoning Designation be changed to: C-2 Commercial General

Existing Use: Vacant Proposed Use: Sonic Drivethrough

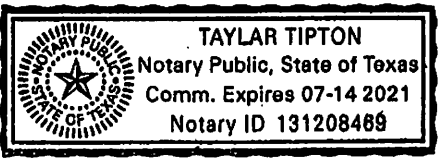
Contact Email:  
marc@colemansurveying.com

I certify that the information concerning this proposed zoning change is true and correct and that I am the owner of record or the authorized agent for the owner of the above described property.

Applicant Signature [Handwritten Signature] Date 6/14/21

Application Complete _____
Fee Paid _____
Date to appear P&Z _____ Council _____

Received by _____
(Time/date stamp)



[Handwritten Signature]



# Coleman & Assoc. Land Surveying

P. O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

REGISTRATION #10095100

June 11, 2021

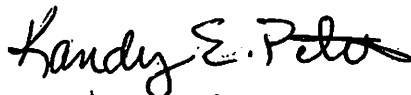
Town of Ponder  
102 W. Bailey St.  
Ponder, Texas

Gentlemen:

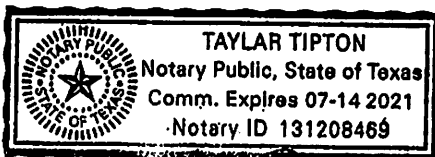
This letter is to serve as authorization for Marc G. DeGenaro or William M. Coleman of Coleman & Assoc. Land Surveying to prepare and submit Applications and other appropriate documents as required for the Zoning Change Request and development of the Lot 2, Block 2, Merrifield Estates, First Section property located in the 1000 block of N. FM 156 in Ponder, Texas and to represent me at meetings and hearings in the absence of, or at the request of, other representatives.

Regards,

  
Wayne Peters

  
Kandy E. Peters

6/14/2021







## Coleman & Assoc. Land Surveying

P. O. Box 686  
Denton, Texas 76202  
Phone (940)565-8215 Fax (940)565-9800  
REGISTRATION #10095100

Town of Ponder  
102 W. Bailey St.  
Ponder, Texas 76259  
940-479-2396

Project Name: Lot 2, Block 2, Merrifield Estates, First Section

Dear Sirs,

This site is currently a vacant 1.74 acre Lot 2, Block 2, Merrifield Estates, First Section. It is located on the West side of F. M. Highway 156, South of King George Road and North of Owendale Way. The property is currently zoned MF. The property owner proposes to divide the property in half by replat and then build a Sonic Drive-In on the southern lot. The property owner would like to rezone the property to C-2.

Any questions or comments concerning this document should be directed to the undersigned.

Sincerely,

Marc G. DeGenaro, Project Manager  
Coleman & Assoc. Land Surveying

FIELD NOTES to all that certain tract of land situated in the D. Rudder Survey Abstract Number 1060, Town of Ponder, Denton County, Texas and being all of the called Lot 2, Block 2, Merrifield Estates, First Section as shown by the plat thereof recorded in Cabinet J, Page 136 of the Plat Records of Denton County, Texas; the subject tract being more particularly described as follows:

BEGINNING for the Northaest corner of the tract being described herein at a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" set (herein after referred to as 1/2IRS) for the Northeast corner of the said Lot 2 on the West right-of-way line of F. M. Highway 156;

THENCE Southwesterly with the East line of Lot 2 and the West right-of-way line of F. M. Highway 156, along the arc of a curve to the left having a radius of 2,904.93 feet, an arc length of 255.08 feet (chord bearing South 13 Degrees 53 Minutes 12 Seconds West a distance of 255.00 feet) to a 1/2IRS for the Southeast corner of Lot 2;

THENCE North 76 Degrees 23 Minutes 38 Seconds West with the South line of Lot 2 a distance of 298.81 feet to a 1/2IRS for the Southwest corner thereof;

THENCE North 13 Degrees 47 Minutes 10 Seconds East with the West line of Lot 2 a distance of 255.07 feet to a 1/2 inch iron rod found at the Northwest corner thereof;

THENCE South 76 Degrees 22 Minutes 51 Seconds East with the North line of Lot 2 a distance of 299.26 feet to the PLACE OF BEGINNING and enclosing 1.740 acres of land.